REGULAR ASSEMBLY MEETING 2025-17 MINUTES

August 18, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

MEETING NO. 2025-17: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 6:01 p.m. by Mayor Weldon. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation via Zoom webinar

A. FLAG SALUTE - Led by Mr. Kelly

B. LAND ACKNOWLEDGEMENT - Led by Mr. Bryson

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Assemblymembers Present: Mayor Beth Weldon, Assemblymembers Paul Kelly, Maureen Hall *(arrived at 6:05p.m.),* Neil Steininger, Ella Adkison, Christine Woll, Alicia Hughes-Skandijs (Zoom) and Wade Bryson.

Assemblymembers Absent: Deputy Mayor Greg Smith

Staff Present: City Manager Katie Koester, Deputy Manager Robert Barr, City Attorney Emily Wright, Municipal Clerk Breckan Hendricks, Emergency Programs Manager/Incident Commander Ryan O'Shaughnessy, and Finance Director Angie Flick.

Other: Incident Commander Sabrina Grubitz

D. SPECIAL ORDER OF BUSINESS

Manager Koester provided a comprehensive update on the 2025 Glacial Lake Outburst Flood (GLOF) response and recovery efforts, inviting Incident Commanders Sabrina Grubitz and Ryan O'Shaughnessy to present an overview of the incident. Ms. Grubitz, representing Tlingit & Haida, described the implementation of a Unified Command structure, which enabled close coordination among over 60 responders from CBJ, Tlingit & Haida, DOT, United Way, and other local and state partners. The response was based out of the Tlingit & Haida Public Safety Building and supported by months of pre-disaster planning, exercises, and a 24-hour operation leading up to and during the flood, which crested at 16.65 feet. Mr. O'Shaughnessy reported that the HESCO barriers performed well overall, despite minor seepage and a single breach caused by a tree strike in the Dimond Park area. The incident saw a peak river flow of approximately 50,000 cubic feet per second. Damage assessments indicated 16 affected homes, 25 with minor damage, and 6 with major damage, five of which were located on View Drive, which lies outside the protected area.

Manager Koester discussed next steps, emphasizing the need for significant repairs to the current barrier system and associated bank stabilization, with preliminary damage assessments estimating costs up to $1 million. She outlined the development of “Phase 2” of the flood mitigation project, which will require additional engineering, funding, and Assembly decisions. This next phase involves more costly bank armoring and protection for commercial and multifamily structures. While a technical study is underway, Manager Koester clarified that it does not constitute a full engineering study, and additional federal and local funding will be necessary to develop and implement long-term solutions. Coordination with the Army Corps of Engineers continues, with strong federal support from Senator Sullivan and his team. The Assembly was informed that various funding mechanisms are being explored, including grants, tax districts, and congressional earmarks.

Mr. Kelly and Ms. Hughes-Skandijs inquired about the cost-sharing breakdown and the timeline for future preparedness planning. Manager Koester indicated that more detailed proposals would be brought forward in the coming months, once hydrologic and engineering data can be collected. Buyouts for unprotected properties such as those on View Drive are under consideration through the NRCS program, which requires a 25% local match and includes demolition and land restoration.

Mr. Steininger inquired about downstream impacts. Mr. O’Shaughnessy noted that there was no residential flooding reported beyond the barriers, though trails and infrastructure on the west side of the river were affected.

Ms. Hall inquired about the Back Loop Road bridge. Mr. O’Shaughnessy responded that the bridge remains closed due to damage, though DOT is working quickly on assessment and repairs.

E. APPROVAL OF MINUTES

1. 2025-07-28 Regular Assembly 2025-15 Minutes - Draft

[These minutes will be added to the packet under Supplemental Materials prior to the Monday, August 18 meeting.]

MOTION by Mr. Kelly to approve the July 28, 2025 Regular meeting minutes and asked for unanimous consent. ***Hearing no objection, the minutes were approved.***

F. MANAGER'S REQUEST FOR AGENDA CHANGES

Manager Koester requested that Ordinance 2025-28, related to disorderly conduct, be pulled from the agenda and tabled. She explained that tabling, rather than postponing or simply removing it, would formally end consideration of the ordinance unless reintroduced by a future Assembly. The City Attorney Wright confirmed this procedural outcome, noting the ordinance would effectively die and could not return in similar form until after the next election. Ms. Hughes-Skandijs expressed support for the action, and ***hearing no objection, the ordinance was tabled.***

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)

Joshua Adams, a member of Friends of Telephone Hill, urged the Assembly to reconsider the plan to evict tenants and demolish homes given worsening economic conditions. He cited high interest rates, inflation, and a stagnant housing market, warning that developers are unlikely to invest in such uncertain times. He called the $9 million project a political and financial risk and asked the Assembly to allow tenants to remain through the winter.

Mary Alice McKeen, a downtown resident since 1978 and housing advocate, criticized the Assembly's plan to demolish Telephone Hill without securing a developer or a clear plan for affordable housing. She argued it was irresponsible to spend $9 million without knowing what the city would get in return and urged the Assembly not to move forward without a credible, detailed proposal.

Karla Hart, a resident of Auke Bay, called on the Assembly to rescind the $5.5 million allocation for demolition and to consider selling the homes instead. She highlighted competing financial needs, including flood damage repairs, and emphasized that many rundown homes in Juneau have been successfully restored.

Carlos Cadiente, a downtown homeowner and Tlingit community member, shared his personal experience with police misconduct and called for greater accountability and required body cameras at JPD (Juneau Police Department). His comments focused on law enforcement reform and Indigenous representation rather than the Telephone Hill project.

Bruce Simonson, a downtown resident, asked the Assembly to delay demolition until a concrete, public plan is in place. He noted there were no responses to the city's request for development proposals and warned that $9 million would only be the start of the financial burden.

Lori Roland, a former Telephone Hill resident now living in West Juneau, questioned the need to create a "blank slate" for developers. As a creative professional, she argued that design firms can work with existing homes and that eviction and demolition without a viable plan wastes funds needed elsewhere.

Shoshana Seligmen, a downtown resident, said she had collected 50 signatures opposing the October 1 eviction date. She asked the Assembly to delay the $9 million demolition until a contractor and clear housing plan are in place and warned that public support is eroding.

Page Bridges, a resident of Carroll Way, described the historic and aesthetic value of Telephone Hill and warned that demolishing it without a plan would create a depressing, empty space downtown. She asked for a three-month pause to explore preservation and community-driven solutions.

Alyson Cooper, a Mendenhall Valley resident, thanked the city, emergency services, and public works teams for flood protections that spared her home this year. She emphasized the improvement over last year and praised the city for its continued response and planning efforts.

John Cooper, also of the Mendenhall Valley, echoed his wife's appreciation for the successful flood mitigation. He noted that while last year's flood severely damaged their home, this year they were safe, and he thanked the city and cleanup crews for their support.

Steve Behnke, a Thane (downtown) resident, invited the Assembly to the September 21 Electrify Juneau Clean Energy Fair and requested a resolution of support. He encouraged city participation.

James McCants, Statter Harbor resident, acknowledged the unanimous vote on the disorderly conduct ordinance and thanked the city for improved flood barriers. He also urged city leaders to explore support for Afghan allies and praised the city's Veterans Dinner and downtown landscaping efforts.

Ephraim Froehlich, a downtown resident and chair of the Systemic Racism Review Committee (speaking on his own behalf), thanked the Assembly for tabling Ordinance 2025-28. He expressed serious concerns about its constitutionality, potential for discriminatory enforcement, and expansion of police authority, comparing it to historically unjust laws. He urged the Assembly not to revisit similar proposals. He briefly expressed support for ranked choice voting before being reminded that it was not a topic for non-agenda public participation.

Charles Wheaton, an unhoused resident living near Gold Creek Bridge, opposed the disorderly conduct ordinance and distinguished between homeless and "hopeless" individuals. He emphasized his desire to help others off the streets spoke to his proposal for running a shelter. He thanked the Assembly for allowing him to speak.

Elizabeth Figus, a View Drive resident, raised concerns about repeated catastrophic flooding in her neighborhood. She highlighted the contradiction in the city's flood narrative, both treating the floods as unforeseeable and blaming residents for living in a risk zone. She urged the city to either invest in meaningful flood mitigation or fund home buyouts.

Amanda Hatch, of Meander Way, criticized the portrayal of the HESCO flood barrier project as a complete success. She detailed severe issues in her neighborhood, including flooding behind barriers, failed drainage, and lack of CBJ response after the event. She called for permanent flood solutions such as dredging or damming and rejected the continued reliance on temporary barriers.

Debbie Penrose-Fisher, of Gee Street (Mendenhall Valley), echoed concerns about the HESCO barriers, citing community fear and structural issues observed during the event. She emphasized the mental and physical toll on residents and urged the Assembly to support long-term federal solutions and act quickly to secure matching funds.

Karen Perkins, a Valley resident, called for a lighted intersection near Fred Meyer and the airport turnoff. She described the area as unsafe for both pedestrians and drivers due to lack of infrastructure and high-risk left turns.

Angela Rodell, a downtown resident, opposed the proposed seasonal sales tax increase on the October ballot. She argued it disproportionately affects residents during peak months and pointed to existing city savings and reappropriation pledges as alternative funding sources. She urged the Assembly to prioritize affordability and budget cuts over tax increases.

Martin Stepetin, a Noel Avenue resident, spoke about his missing homeless brother and the emotional toll of his search. He thanked the Assembly for tabling the disorderly conduct ordinance and commended Juneau’s ongoing efforts to support the homeless. He urged the city to remain committed to compassionate solutions and continue investing in housing and services.

H. CONSENT AGENDA

1. **Public Request for Consent Agenda Changes** - None

2. **Assembly Request for Consent Agenda Changes** - None

3. **Assembly Action**

MOTION by Mr. Bryson to adopt the consent agenda. ***Hearing no objection, the motion was adopted by unanimous consent.***

A) Ordinances for Introduction

1) Ordinance 2025-26 An Ordinance Amending Title 19 Building Regulations.

The rewrite of Title 19 – Building and Fire Codes is a multi-step and multi-agency process. On a three-year cycle, the International Code Council updates and publishes the codes, most recently in 2024. The State of Alaska Fire Marshal reviews and amends the code for any specific safety measures necessary for Alaska. The Building Division incorporates those amendments into Title 19 and reviews the code for items that may need to be amended that are specific to Juneau. The process is similar for the Plumbing and Electrical Codes, which are adopted by the Alaska Department of Labor.

This ordinance brings CBJ into compliance with its deferred jurisdiction mandate to meet or exceed the requirements adopted by the State Fire Marshal, and Department of Labor. We are currently three code cycles behind the State, putting the city's deferred status in jeopardy.

The Lands, Housing and Economic Development Committee discussed the purpose of the rewrite, and the items related specifically to Juneau at the August 4, 2025, meeting and passed a motion to support the adoption of the ordinance.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

2) Ordinance 2025-01(b)(C) An Ordinance Appropriating up to $77,000 to the Manager for Fiscal Year 2026 Airport Operations; Funding Provided by Airport Funds.

This ordinance would appropriate $77,000 of Airport funds to increase the Maintenance Mechanic II (PCN 116003) FTE from .38 to 1.0. The Airport has added 91,000 square feet of buildings in recent years, and the current position's FTE is not sufficient to monitor and maintain the total square footage of buildings. To meet maintenance demands, the Airport has relied on the .38 FTE, outsourcing maintenance professionals, or work has been delayed. Increasing the FTE will be more cost efficient in the long run and decrease the time it takes to make repairs. This increased FTE would be split 50% terminal buildings and 50% snow removal equipment buildings. If this FTE is not increased, repairs and ongoing maintenance would continue to experience delays or not be completed.

The Airport Board approved this request at the August 14, 2025 meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

3) **Ordinance 2025-01(b)(D) An Ordinance Appropriating $1,007,116 to the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project, and Deappropriating $1,007,116 from the Manager for the Aircraft Rescue and Fire Fighting Truck Capital Improvement Project; Funding Provided by Airport Funds.**

$1,007,006 of Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant funds were appropriated via FY25 Ordinance 2024-01(b)(F) to the Aircraft Rescue and Fire Fighting (ARFF) Truck Capital Improvement Project. The Airport has since been notified that the public cooperative used for the procurement process is not recognized by the FAA; therefore, the grant can no longer be used for the truck. The truck is expected to be received no later than March 2026. The truck is essential to maintaining the Airport's Index C rating which permits commercial jet service in Juneau. As received, Passenger Facility Charge (PFC) 10 funds would restore airport fund balance.

The Airport Board of Directors approved this request at the August 14, 2025 board meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Regular Assembly meeting.

4) **Ordinance 2025-01(b)(F) An Ordinance Appropriating $735,000 to the Manager for the Dzantik'i Heeni Playground Capital Improvement Project; Funding Provided by General Funds.**

This ordinance would appropriate $735,000 of general funds to the Dzantik'i Heeni Playground CIP. These funds would contribute toward the design and construction of ADA improvements at the Dzantik'i Heeni School playground. Project work would include the design and installation of safety surfacing for the pre-K and K-5 play equipment, a concrete ADA sidewalk, and fencing around the playground to create a safer and more accessible facility for children of all abilities. This appropriation does not cover the cost of playground equipment. The Juneau School District will spearhead fundraising efforts for the playground equipment.

This project was discussed at the Joint Assembly and Juneau School District Facilities Committee meeting on May 6, 2025. This project was discussed and referred to the Assembly Finance Committee at the Regular Assembly Meeting on July 28, 2025. The Assembly Finance Committee reviewed this ordinance at the August 6, 2025 meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

5) **Ordinance 2025-01(b)(G) An Ordinance Transferring $103,546 from the General Fund to the Marine Passenger Fee Fund for Unspent Assembly Grant Awards for the Ambassador Program Between FY2020 and FY2025, Reimbursed by the Downtown Business Association.**

This ordinance would transfer a total of $103,546 from the General Fund to the Marine Passenger Fee Fund. The Downtown Business Association reimbursed the CBJ unused Assembly grant funds from fiscal years 2020-2025 for the Ambassador Program. These grants were funded by the Marine Passenger Fee Fund and this ordinance would return the reimbursed funds to their original source. The following table details the unspent funds by fiscal year:

FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
$3,920.99	COVID	$13,380.11	$34,108.31	$20,622.73	$31,513.58

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

6) **Ordinance 2025-01(b)(I) An Ordinance Appropriating $150,000 to the Manager for Assembly Chamber Audiovisual Upgrades; Funding Provided by General Funds.**

This ordinance would appropriate $150,000 for Assembly Chamber audiovisual upgrades. Assembly Chamber's audiovisual system is outdated and is not easy for viewers to hear or see the meetings. The replacement of this audiovisual equipment will allow the public to have a better listening and visual experience.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

7) **Ordinance 2025-39 An Ordinance Authorizing the Negotiation and Execution of a Purchase of Two Floors of the Michael J. Burns Building and Formation of a Commercial Condominium Association**

The Current City Hall is not large enough to house the CBJ downtown workforce, which has led the CBJ to lease office space since the 1980s. The buildings that the CBJ has historically leased are either no longer available for lease or have lease rates and building conditions that are unfavorable as office spaces. The Burns Building is large enough for CBJ offices and Assembly Chambers. The 2023 Proposition 1, a general obligation bond to build a new city hall, was estimated to cost a total of

$43.3 million dollars. The acquisition of the Burns Building is a cost-effective solution to meet the need for CBJ offices and provides the opportunity for the existing City Hall and leased office space to be redeveloped to meet the community goals. The Alaska Permanent Fund Corporation has agreed to sell the CBJ two floors of their building in order to provide the community with City Hall for appraised value ($9.3M with $2.7M dedicated to a sinking fund to cover future capital needs at the facility). The CBJ has worked closely with the Alaska Permanent Fund Corporation (APFC) to establish a partnership which meets the needs of both the CBJ and the Corporation. At the February 24, 2025, meeting, the Committee of the Whole (COW) reviewed the appraisal of the Burns Building which valued the acquisition of two floors as a business condo at $9.3 million. The COW reviewed a draft letter of intent and provided a motion of support to enter into negotiations with the APFC for the purchase of two floors of the Burns Building.

The City Manager recommends this ordinance be introduced referred to the next Assembly Committee of the Whole (COW) meeting.

B) Resolutions

1) Resolution 4026 A Resolution Amending the Youth Activity Board Membership.

This resolution was requested by the Youth Activities Board to better reflect their board membership needs.

The City Manager recommends the Assembly adopt this Resolution.

2) Resolution 3089 A Resolution Deappropriating $924,374 from the Aurora Harbor Improvements Capital Improvement Project; Funding Provided by the Alaska Department of Transportation and Public Facilities.

This housekeeping resolution would deappropriate $924,374 of the Alaska Department of Transportation and Public Facilities grant from the Aurora Harbor Improvements CIP. The grant was originally appropriated in fiscal year 2025 via Ordinance 2024-01(b)(AB) in the amount of $5,000,000. The final grant agreement was executed in the amount of $4,075,626, $924,374 less than the original award letter due to lower than anticipated bid awards. This resolution reduces the expenditure authority in the project reflect the final award amount. The grant amount is sufficient for currently planned work.

The Docks and Harbors Board of Directors this ordinance at the July 31, 2025 meeting.

The City Manager recommends the Assembly adopt this resolution.

C) Liquor/Marijuana Licenses

<u>Liquor License Actions</u>

These liquor license actions are before the Assembly to either protest or waive its right to protest the license actions.

<u>Liquor License - Transfer of Ownership</u>

Transferor: Breeze-In Corporation d/b/a Breeze-In Liquor

Transferee: BI Valley LLC d/b/a Breeze In Valley

License Type: Package Store License: #176 Location: 2200 Trout St.

Transferor: Breeze-In Corporation d/b/a Breeze-In

Transferee: BI Lemon Creek LLC d/b/a Breeze In Lemon Creek

License Type: Package Store License: #4543 Location: 5711 Concrete Way

<u>Liquor License - Renewal w/ Restaurant Endorsement</u>

Licensee: Juneau Hospitality LLC d/b/a Ramada by Wyndham & TK Maguires

License Type: Beverage Dispensary - Tourism License: #313 Location: 375 Whittier St.

Endorsement Type: Restaurant Endorsement #15878

Licensee: TCKS LLC d/b/a Tracy's King Crab Shack 2

License Type: Beverage Dispensary - Seasonal License: #447 Location: 300 Whittier St. Lot C1 Juneau Subport

Endorsement Type: Restaurant Endorsement #15347

Licensee: Ronald Martin Burns d/b/a Salt

License Type: Beverage Dispensary License: #644 Location: 200 Seward St.

Endorsement Type: Restaurant Endorsement #15589

<u>Liquor License - Restaurant Endorsement</u>

Licensee: Crystal Saloon LLC d/b/a Crystal Saloon

License Type: Beverage Dispensary License: #2533 Location: 216 Front St.

Endorsement Type: Restaurant Endorsement #Not Yet Issued by AMCO

<u>Liquor License - Renewal</u>

Licensee: Juneau Moose Lodge #700 d/b/a Loyal Order of Moose #700

License Type: Club License: #4034 Location: 8335 Airport Blvd.

Licensee: Southern Glazer's Wine & Spirits of Alaska LLC d/b/a Southern Glazer's of AK

License Type: General Wholesale License: #4859 Location: 5452 Shaune Dr. Bay 2

Staff from the Police, Finance, Fire, Public Works (Utilities) and Community Development Departments reviewed the above licenses and recommended the Assembly waive its right to protest these applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk’s Office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor license actions.

D) Transfers

1) Transfer Request 2521 A Transfer of $21,500 from CIP D12-100 Lemon Creek Multimodal Path to CIP D24-099 Safe Streets for All (SS4A).

This housekeeping request would transfer $21,500 from the Lemon Creek Multimodal Path CIP to the Safe Streets for All (SS4A) CIP. In FY25, Ordinance 2024-01(b)(O) appropriated $86,000 of United States Department of Transportation grant funds to the Safe Streets for All CIP. The grant's match requirement of $21,500 was provided by previously appropriated funds in the Lemon Creek Multimodal Path CIP. This transfer would move the grant match funds to the project with the grant budget and expenditures.

The Public Works and Facilities Committee approved this at the December 18, 2023.

The Manager recommends approval of this transfer.

I. PUBLIC HEARING

1. Ordinance 2025-28 An Ordinance Amending CBJC 42.20.090, Disorderly Conduct.

This ordinance modifies CBJC 42.20.090 to make it unlawful to obstruct a public stairwell, path, parking garage, parking lot, or other public way intended for pedestrian, bicycle, or vehicular use. In most scenarios, the types of behavior this code change prohibits are already prohibited but require additional process from JPD and/or facility managers before enforcement can take place. That process typically takes the form of either 48 hours of notice to campers, dependent on associated public impacts and internal staff capacity prior to enforcement action, or, more commonly, utilization of the trespass code when trespass is determined to be appropriate by facility managers. Due to the length of those processes, we experience capacity issues with responding to the volume of complaints in a manner that satisfies the complainant. At its core, this change enables JPD to perform work already being done more expeditiously.

The Systemic Racism Review Committee (SRRC) strongly recommends that the Assembly reject Ordinance 2025-28, which proposes amendments to the Disorderly Conduct Code (CBJC 42.20.090). The committee expressed concern that the ordinance significantly broadens enforcement authority in ways that could disproportionately impact marginalized communities and increase the risk of discriminatory application. The SRRC's full written recommendation is included in the Assembly meeting packet.

The City Manager requests this item be pulled from the agenda and tabled by the Assembly. The public may comment on Ordinance 2025-28 under non-agenda items.

Ordinance 2025-28 was tabled as requested by the City Manager in requests for agenda changes.

2. **Ordinance 2025-13(c) An Ordinance Amending the Election Procedures: Ranked Choice Voting.**

Assemblymember Adkison has proposed this ordinance to implement rank choice voting for CBJ elections. If passed, ranked choice voting would be implemented for single-member races in the October 2026 local elections. This ordinance has been reviewed by the Assembly at multiple HRC and Committee of the Whole meetings. Initial public testimony was taken on July 28, 2025, and tonight's meeting is intended for a second night of public testimony. The Assembly has asked that this ordinance be set for final action at the November 3, 2025 meeting.

The Systemic Racism Review Committee reviewed this ordinance at the July 15, 2025, meeting.

The City Manager recommends the Assembly take public testimony and set it for public hearing at the November 3, 2025, Regular Assembly meeting for final action.

Public Comment

Paulette Simpson, a resident of Douglas, opposed the ordinance, arguing that ranked choice voting (RCV) is unnecessary for local elections and not a public priority. She criticized the Assembly for prioritizing RCV over pressing community concerns like homelessness, public safety, and economic hardship. She suggested the issue be put to a public vote rather than imposed by the Assembly.

Molly Duvall, a Valley resident, also opposed RCV and mail-in voting, calling them costly and unsupported by the public. She noted past petitions to return to in-person voting and questioned the demand for RCV, arguing it should arise from grassroots support rather than Assembly direction.

Rebecca Braun, a downtown resident, supported the ordinance, saying RCV improves fairness in races with multiple candidates by reducing vote-splitting and ensuring majority support. She noted Juneau voters are familiar with RCV from state elections and likely won't find the mixed ballot formats confusing.

Kanaan Bausler, also of downtown, supported the measure, calling RCV an improvement to the democratic process. He expressed concern about state-level efforts to repeal RCV and said Juneau adopting it could help protect and normalize the system statewide.

Assembly Action

<u>**MOTION**</u> by Mr. Bryson to set Ordinance 2025-13(c) An Ordinance Amending the Election Procedures: Ranked Choice Voting for public hearing at the *November Regular Assembly meeting and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

[Clerk Note: The minutes initially stated that the ordinance would return at the next Regular Assembly meeting; however, Mr. Bryson's motion set Ordinance 2025-13(c) for public hearing at the November Regular Assembly meeting.]

3. **Ordinance 2025-35 An Ordinance Authorizing the Manager to Negotiate and Execute Lease of 24,050 Square Feet of Waterfront at 1076 Jacobsen Drive from Petro 49, Inc. for Above Market Value for the Purpose of Constructing a Waterfront Seawalk.**

This ordinance authorizes the City Manager to negotiate and execute a lease with Petro 49, Inc. for $75,000 per year for a 35-year term. The appraised value of the property was $192,400 in 2023. This rate is above market value and advances CBJ's long-term goal of constructing the south end of the Seawalk from the Franklin Dock to A.J. Dock to create public space and mitigate congestion.

The Assembly Lands Housing and Economic Development committee reviewed this ordinance at its July 14, 2025, meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

James McCants, a Statter Harbor resident, supported the lease and the Seawalk extension, citing traffic congestion near the docks and the benefit to both tourism flow and local businesses. He asked the Assembly to consider how the project could accommodate smaller tour operators and suggested future inclusion of vendor space or small electric vehicle access.

Heather Marlow, of Auke Bay, opposed the lease, stating it would serve private cruise interests more than public needs. She recommended instead widening the existing Jacobson Drive right-of-way to handle pedestrian traffic and preserving a long-term vision for a more justified Seawalk expansion in the future, should demand grow.

Manager Koester explained that Petro Marine opted for a lease instead of a permanent easement and that the $75,000 annual lease value was determined through negotiation, roughly reflecting the net present value of a previously proposed capital project. While the lease rate is above market value, it was negotiated based on public access needs and not on traditional appraisal. Koester clarified that Petro's dock project is separate from the Seawalk construction, though both will influence design coordination. Funding for the lease would come from the Marine Passenger Fee operating budget, and the Seawalk construction would proceed through design and permitting stages before the Assembly is asked to consider final funding, likely in 12–18 months.

Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt the Ordinance 2025-35 An Ordinance Authorizing the Manager to Negotiate and Execute Lease of 24,050 Square Feet of Waterfront at 1076 Jacobsen Drive from Petro 49, Inc. for Above Market Value for the Purpose of Constructing a Waterfront Seawalk.

OBJECTION by Ms. Hughes-Skandijs expressed that she would be a no vote, citing outstanding questions and discomfort with moving forward without further discussion. Ms. Woll supported the ordinance but echoed concerns about the way tideland values are appraised, suggesting the process does not fully reflect actual property value. Mr. Bryson spoke in favor of adoption, highlighting the project's public benefit and the thorough vetting already conducted by the Lands Committee. Mayor Weldon also supported the ordinance, noting the fairness of the deal and the lengthy, collaborative negotiation.

Roll Call Vote on Main Motion

Yeas: Bryson, Woll, Kelly, Adkison, Steininger, Hall, Weldon

Nays: Hughes-Skandijs

Motion passes: 7 Yeas and 1 Nay

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2025-35 passes.

4. **Ordinance 2025-36 An Ordinance Authorizing the Manager to Negotiate and Execute a Lease Approximately 1.25 Acres, Located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for Employee Parking.**

The City and Borough leases parking to the State of Alaska, Department of Administration, on the property adjacent to Centennial Hall for the purpose of providing State employee parking. The current lease will expire on August 31, 2025. This ordinance will extend the lease for a maximum of 10 years. The lease rate has been determined to be $138,800 per year. The Lands Housing and Economic Development Committee reviewed this lease request at the June 2, 2025, meeting and provided a motion of support for continuing this lease. The

Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment - None

Assembly Action

MOTION by Ms. Woll to adopt Ordinance 2025-36 An Ordinance Authorizing the Manager to Negotiate and Execute a Lease Approximately 1.25 Acres, Located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for Employee Parking. ***Hearing no objection, the motion was adopted by unanimous consent.***

Clerk Note: Assemblymember Hughes-Skandijs Zoom disconnected at 8:09p.m.

5. **Ordinance 2025-37 An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease Renewal with Goldbelt Aerial Tramway, LLC, ("Goldbelt") of Approximately 10,000 Square Feet Within Lots 1 and 2A, Dockside Subdivision and Lots 13B, 16, and 17, Block 83, Tidelands and Approximately 21,815 Square Feet in Air Rights.**

Goldbelt, Inc is the current lessee for approximately 10,000 sq feet of CBJ leased property and air rights to operate the Goldbelt Tram. The existing 35-year lease expires in 2030 with an option to renew for an additional thirty-five years. This action allows Goldbelt to forgo the final 5 years of the existing lease to secure the finances necessary to make repairs to the existing building.

Docks & Harbors Board reviewed this request at its June 26th meeting and recommended approval of a new lease at an initial lease rent of $272,027 per year.

This ordinance was reviewed and forwarded to the Assembly by the Lands Housing & Economic Development Committee at its July 14, 2025 meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment - None

Assembly Action

MOTION by Ms. Adkison to adopt Ordinance 2025-37 An Ordinance Authorizing the Port Director to Negotiate and Execute a Lease Renewal with Goldbelt Aerial Tramway, LLC, ("Goldbelt") of Approximately 10,000 Square Feet Within Lots 1 and 2A, Dockside Subdivision and Lots 13B, 16, and 17, Block 83, Tidelands and Approximately 21,815 Square Feet in Air Rights. ***Hearing no objection, the motion was adopted by unanimous consent.***

6. **Ordinance 2024-01(b)(BA) An Ordinance Appropriating $299,970 to the Manager for the Off-Road Vehicle Park Capital Improvement Project; Grant Funding Provided by the Alaska Department of Natural Resources, Recreational Trails Program.**

The CBJ has received a $299,970 grant from the Alaska Department of Natural Resources for the Off-Road Vehicle Park CIP. These funds would be used for phase two of the project, which is continuing to construct the Lower Loop and South Loop trails. The local match requirement would be met by previously appropriated funds in the project.

The Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025 meeting. The Public Works and Facilitates Committee will reviewed this request at the August 4, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment - None

Assembly Action

<u>MOTION</u> by Mr. Steininger to adopt Ordinance 2024-01(b)(BA) An Ordinance Appropriating $299,970 to the Manager for the Off-Road Vehicle Park Capital Improvement Project; Grant Funding Provided by the Alaska Department of Natural Resources, Recreational Trails Program. ***Hearing no objection, the motion was adopted by unanimous consent.***

7. **Ordinance 2025-01(b)(E) An Ordinance Transferring $3,500,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.**

This ordinance would transfer $3,500,000 of State Marine Passenger Fee funds from the Waterfront Seawalk CIP to the Marine Park Improvements CIP. This transfer would provide funding for the most recent project estimate. The current project work is estimated to be $10.25 million. Sufficient funds will remain in the Waterfront Seawalk CIP for currently anticipated work. The Marine Park Improvements CIP is an eligible use of passenger fees.

The Public Works and Facilities Committee reviewed this request at the June 2, 2025, meeting. The Systemic Racism Review Committee reviewed this ordinance at its July 29, 2025, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

Heather Marlow, an Auke Bay resident, testified in support of expanding the project scope, particularly to improve pedestrian circulation and prioritize the Seawalk as a critical evacuation route.

Assembly Action

MOTION by Ms. Hall to adopt Ordinance 2025-01(b)(E), An Ordinance Transferring $3,500,000 from CIP H51-113 Waterfront Seawalk to P41-105 Marine Park Improvements.

Clerk Note: Mayor Weldon handed the gavel to Mr. Bryson.

OBJECTION by Mayor Weldon for the purposes of offering an amendment.

AMENDMENT #1 Mayor Weldon proposed an amendment to refer the ordinance back to the Public Works and Facilities Committee (PWFC) due to concerns about the high project cost and requested unanimous consent. Hearing no objection, the amendment was adopted by unanimous consent.

Hearing no further objection, the main motion, as amended, was also adopted by unanimous consent.

J. UNFINISHED BUSINESS - None

K. NEW BUSINESS - None

L. STAFF REPORTS – None

M. ASSEMBLY REPORTS

1. **Mayor's Report**
   Mayor Weldon thanked staff for the flood response, noting ongoing short- and long-term efforts. She attended the Coast Guard commissioning event, recognizing Juneau as the 35th Coast Guard City, and congratulated Andreas Delgado on his hire as Airport Manager.

2. **Committee, Liaison Reports, Assemblymember Comments and Questions**

   A) Short-Term Rental Task Force (STRTF) Report to Assembly

Committee of the Whole - None

Finance Committee: Ms. Woll reported on discussions regarding integrating Eaglecrest into the city pay scale and setting Finance Committee goals. Future topics may include tax exemptions and further Eaglecrest discussion.

Lands, Housing, and Economic Development: Mr. Bryson introduced the new Assistant Lands Manager, John King. The committee received updates on Title 19, a CDD presentation by Joseph Myers, and a status report on the Ridgeview project.

Short-Term Rental Task Force: Mr. Bryson summarized the Task Force's work, highlighting closely split votes and challenges reaching consensus. A key outcome was successful implementation of marketplace facilitator sales tax collection (e.g., Airbnb, VRBO). Other recommendations included exploring permit fees, potential caps on the number of rentals, and using STR revenue for housing development. Mr. Barr noted the need for potential legal assistance to enforce compliance and stressed that future policy direction depends on Assembly interest. Ms. Woll expressed intent to bring the topic to a future Committee of the Whole meeting.

Liaison Reports

Mr. Bryson reported attending the Storis commissioning, the Sullivan flood debrief, and an Eagle Scout ceremony.

Ms. Woll noted the Planning Commission's approval of the West Juneau Area Plan and expressed gratitude for flood response efforts.

Ms. Adkison had no liaison updates due to delayed meetings but praised the coordination and preparedness during the flood.

Mr. Steininger shared updates from the Eaglecrest Board and Parks & Rec, including discussions on the city pay scale and community recreation projects. He also thanked staff and responders for reducing stress and protecting residents during the flood.

Ms. Hall reported on the Juneau Commission on Aging, noting potential public access to Murray Drake and an upcoming AARP "Design for Life" workshop. She also provided flood-related updates from View Drive residents and Juneau schools.

Mr. Kelly shared updates from SEASWA (Southeast Alaska Solid Waste Authority) an informal housing task force focused on treatment and alternatives to dispersed camping. He emphasized appreciation for community-wide efforts during the flood and the continued need for coordinated action.

3. **Presiding Officer Reports** - None

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

Clerk Note: A resident, Mr. Phil Moser who signed up for public comment, was no longer in attendance.

O. EXECUTIVE SESSION - None

P. SUPPLEMENTAL MATERIALS

1. **2025-07-28_Regular-Assembly-Meeting_Minutes-DRAFT**

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

R. ADJOURNMENT

There being no further business before the Assembly the meeting was adjourned at 8:42p.m.

Signed:____________________________ Signed: ________________________________

Breckan L. Hendricks, Municipal Clerk

Beth A. Weldon, Mayor